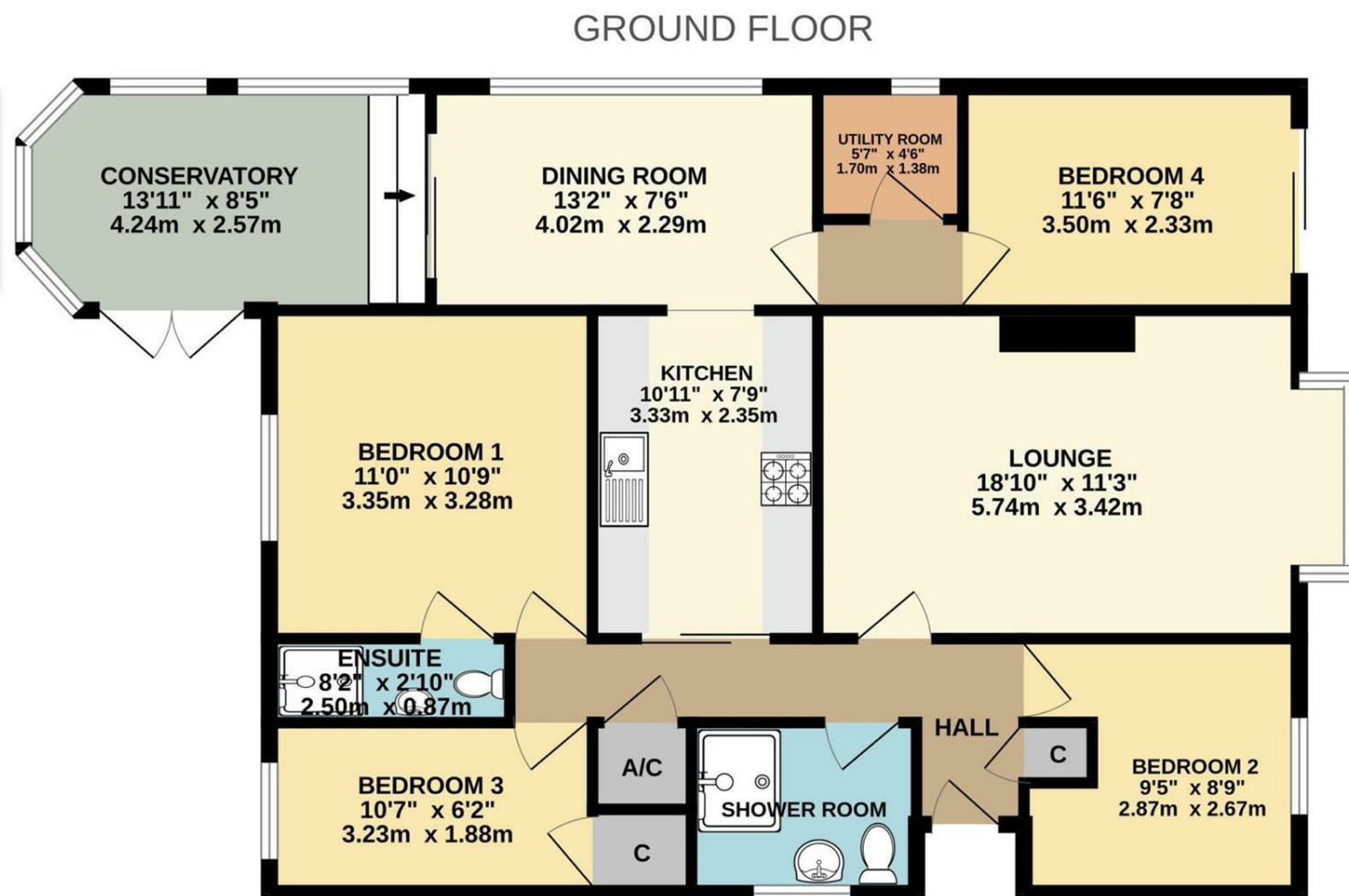




Detached 4 Bed Bungalow

38 Woodland Close, Barnstaple, EX32 0EG

Guide Price

£280,000

- NO CHAIN
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- CONSERVATORY

Directions

Head out of town towards the North Devon Link Road. Proceed along Easter Avenue, take the first exit on the Tesco's roundabout proceeding along Whiddon Drive, passing the chicanes, then turning left into Woodland Close, follow the road down to the bottom of the hill, where No 38 will be situated on your left.

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Room list:

Hall

Living Room
5.74m x 3.42m (18'9" x 11'2")

Kitchen
3.33m x 2.35m (10'11" x 7'8")

Dining Room
4.02m x 2.29m (13'2" x 7'6")

Bedroom 1
3.35m x 3.28m (10'11" x 10'9")

Ensuite
2.50m x 0.87m (8'2" x 2'10")

Bedroom 2
2.87m x 2.67m (9'4" x 8'9")

Bedroom 3
3.23m x 1.88m (10'7" x 6'2")

Bedroom 4
3.50m x 2.33m (11'5" x 7'7")

Shower Room
1.95m x 1.58m (6'4" x 5'2")

Conservatory
4.24m x 2.57m (13'10" x 8'5")

Utility Room
1.70m x 1.38m (5'6" x 4'6")

Property Description & Auction

Stepping into the property, the welcoming entrance hall provides access to all principal rooms, creating a practical and well-balanced layout. Positioned to the front of the home, the generous lounge is filled with natural light from a large picture window and offers an attractive focal fireplace together with ample space for a variety of seating arrangements, making it an ideal room for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated cooking appliances are provided together with generous worktop preparation space and excellent storage, whilst the open archway leads naturally through into the adjoining dining room.

The dining room comfortably accommodates a family-sized table and chairs, creating an excellent social space for everyday meals and entertaining guests alike. Sliding doors open directly into the impressive conservatory, substantially extending the living accommodation. Flooded with natural light through its glazed elevations and vaulted ceiling, this versatile room enjoys delightful views across the rear garden and provides an ideal additional reception room throughout much of the year.

Located adjacent to the dining area is a useful utility room offering additional worktop space, shelving and room for appliances, together with a window providing natural light and ventilation.

The bungalow benefits from four bedrooms, providing flexibility for families, guests or those requiring a home office. The principal bedroom is a spacious double and enjoys the advantage of a private en-suite shower room. Bedroom two is another comfortable double overlooking the front of the property, whilst bedrooms three and four are ideal as guest accommodation, children's bedrooms or dedicated study spaces depending on individual requirements.

The family shower room has been modernised with a contemporary three-piece suite comprising a large walk-in shower enclosure, low-level WC and vanity wash hand basin finished with attractive wall tiling.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

